



Shim Cottage, 12 Walden Road
CB11 4TA



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Shim Cottage

12 Walden Road | Littlebury | CB11 4TA

Guide Price £525,000

- A wonderful two/three bedroom, two bathroom Grade II listed period home
- Beautifully presented accommodation throughout
- Ground floor W.C
- Stunning open plan kitchen/living area with bi folding doors
- Principal bedroom with vaulted ceiling
- Superb four-piece family bathroom
- Attractive south facing garden with outbuilding benefitting from shower room
- Ideally located in the heart of the village just two miles from saffron Walden

The Property

A quite stunning, Grade II listed two/three bedroom period cottage of immense character believed to date back to the 17th century, providing a truly wonderful blend of period character and charm as well as offering a modern light and airy living space. The property is nestled away in the heart of this popular village and benefits from a large mature garden with home office.

The Setting

Littlebury is a picturesque and sought after village close to the Cambridgeshire border. In the centre of the village is a Parish Church, in nearby Saffron Walden, just 1.6 miles away, there is an excellent range of day-to-day shopping and leisure facilities. These include a Waitrose supermarket, a vast array of clubs and societies, a leisure centre and gyms and amenities for use by the whole community. The Saffron Walden County High School complex includes Saffron Screen, a local cinema and Saffron Hall which stages a wide variety of musical and theatrical events. There are also a good range of primary and secondary schools including independent school Dame Bradbury's. For the commuter, Audley End mainline station is 2.4 miles with trains to London Liverpool Street from 51 minutes, and Cambridge from 18 minutes. There is also a station at nearby Gt Chesterford. The M11 (Junction 9 southbound only) is some 3.7 miles.

The Accommodation

In detail the property comprises entrance hall with doors leading to the adjoining rooms. To the right is a charming sitting room with window to front aspect, exposed wood flooring and fireplace with cast iron surround and log burner. The dining room is a wonderful space with window to rear aspect, attractive brick fireplace with log burner, exposed wood floor and timbers, stairs leading to first floor, stairs down to the cellar where there is space and plumbing for a washing machine and tumble dryer and door providing access to the cloakroom. Comprising W.C and wash hand basin.





The beautiful open plan kitchen/breakfast room is a particular feature of the property fitted with a two tone range of base and eye level units with mix of granite and solid wood work surfaces incorporating a ceramic butler sink, an electric rangemaster cooker with extractor fan above, integrated dishwasher, space for a fridge freezer, windows to side aspect, bi-fold doors leading out to the rear garden, reclaimed brick pavior flooring throughout as well as exposed oak beams.

The first-floor landing provides access to the adjoining rooms. Bedroom one is a stunning, dual aspect room with part vaulted ceiling, exposed timbers and dressing area. Bedroom two is a generous double room with window to front aspect, original fireplace (not in use) and built in storage wardrobes. The family bathroom comprises roll top bath, separate shower cubicle, wash hand basin WC, window to the rear aspect and heated towel rail.

Outside

The attractive south facing garden is part walled and part picket fenced and has pedestrian access via the adjacent cottage with a shared walkway. The garden has a paved sun terrace with outside lighting and covered log and bin store to the side. Steps lead up to the main garden which is well stocked with a lawned area and raised beds with a pathway leading to the garden room which is fully insulated and could be utilised as a third bedroom with underfloor electric



heating, WiFi controlled and a shower room. Behind the annexe/office is a further area of garden with a large garden shed.

Services

Mains electric, water and drainage are connected. Heating is electric fired with underfloor heating. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

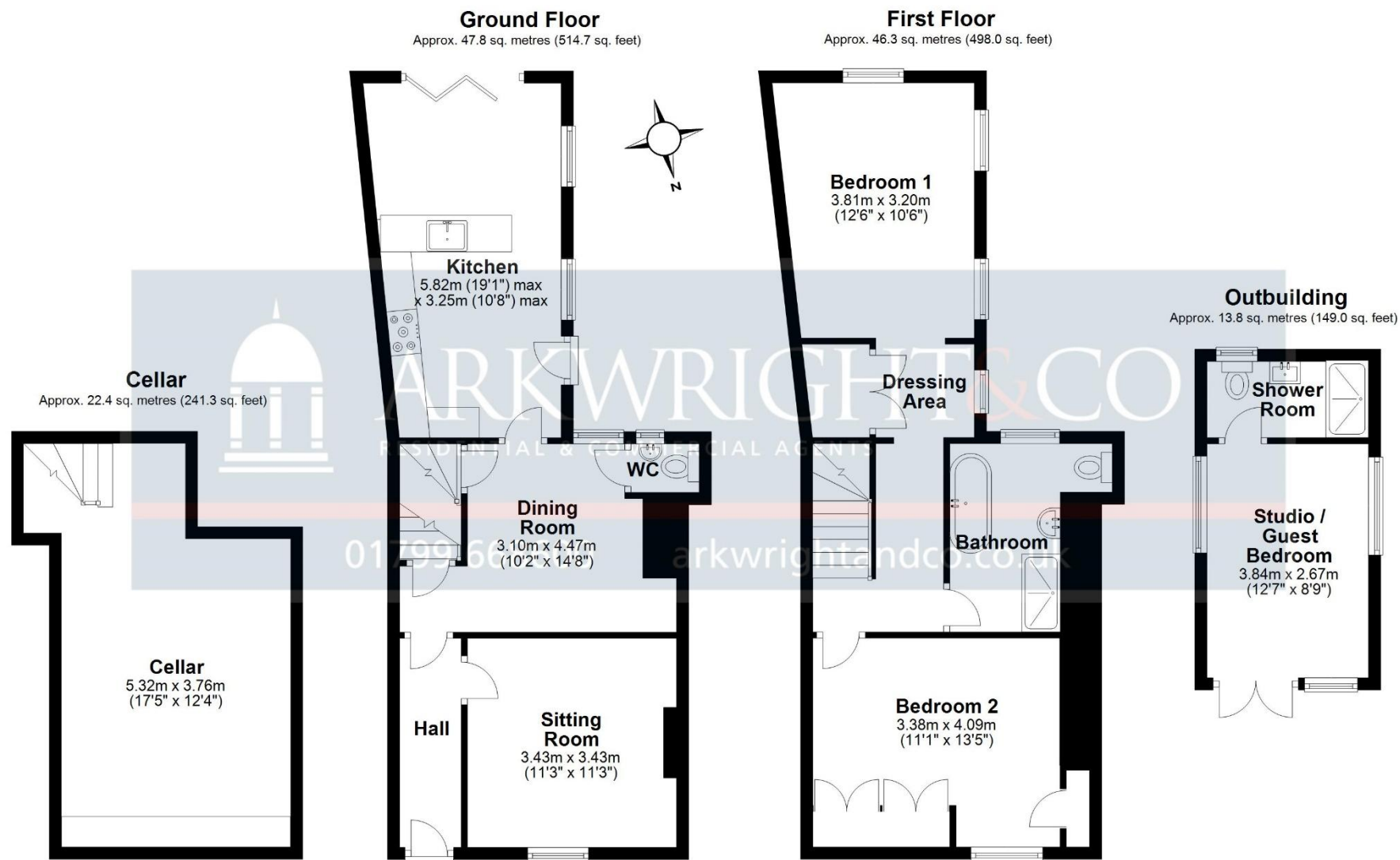
Property Type – End of terrace

Property Construction – Early C19 timber-framed and plastered house

Local Authority – Uttlesford District Council

Council Tax - C





Total area: approx. 130.3 sq. metres (1403.0 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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